





ORDER RECEIVED FOR FILING

DATE July 9, 1981  
BY [Signature]

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 6th day of July, 1981, that the herein Petition for Special Exception for a used car lot, in accordance with the site plan filed herein, dated March 26, 1981, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. On the site plan, under General Notes, indicate that the two 15 foot gates located on the western portion of the rear fence adjacent to Old North Point Road be closed and locked and, further, that the 35 foot entry located on the eastern portion of the rear fence and the entry on North Point Boulevard be closed after business hours.
2. A revised site plan, incorporating the restriction contained herein, being submitted for approval by the Department of Public Works and the Office of Planning and Zoning.

[Signature]  
Deputy Zoning Commissioner of  
Baltimore County

ORDER RECEIVED FOR FILING

DATE July 6, 1981  
BY [Signature]

Due to the instant special exception for a used car lot having been granted in accordance with the site plan filed herein, it is the opinion of the Deputy Zoning Commissioner that the request to amend the site plan, filed in Case No. 79-189-XA, to reduce the site area for the proposed used car operation is moot and, as such, the Petition for Special Hearing is hereby DISMISSED.

[Signature]  
Deputy Zoning Commissioner of  
Baltimore County

ORDER RECEIVED FOR FILING

DATE July 6, 1981  
BY [Signature]

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would, without result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should be granted. Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 6th day of July, 1981, that the herein Petition for Variance(s) to permit a side yard setback of 10 feet in lieu of the required 30 feet should be and the same is GRANTED, from and after the date of this Order, subject, however, to the terms, provisions, and conditions contained in the accompanying Special Exception Order.

[Signature]  
Deputy Zoning Commissioner of  
Baltimore County

Baltimore County, Maryland  
Department Of Public Works  
COUNTY OFFICE BUILDING  
TOWSON, MARYLAND 21204

Bureau of Engineering  
ELLSWORTH N. DIVER, P. E. CHIEF

April 13, 1972

Mr. Oliver L. Myers, Chairman  
Zoning Advisory Committee  
County Office Building  
Towson, Maryland 21204

Re: Item #2 (Cycle April - October 1972)  
Property Owner: Canton Company of Baltimore  
S/F corner of North Point Blvd. and Kane St.  
Present Zoning: M.L.  
Proposed Zoning: Reclassification to B.R.  
District: 15th No. Acres: 1.72 Acres

Dear Mr. Myers:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with this subject item.

Highways:

North Point Road is a State Road; therefore, all improvements, intersections and entrances on this road will be subject to State Highway Administration requirements.

Kane Street is within Baltimore City and subject to the requirements of Baltimore City.

The Old North Point Road right-of-way is subject to the requirements of the State Highway Administration.

The Canton Railroad is subject to the requirements of the Canton Company of Baltimore, who is the Petitioner in this matter.

There are no Baltimore County public roads involved or required.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Mr. Oliver L. Myers, Chairman  
Zoning Advisory Committee  
Page 2  
April 13, 1972

SE-12 Topo Sheet  
P-12 Key Sheet  
1 SE 17 Position Sheet  
96 Tax Map

Re: Item #2 (Cycle April - October 1972)

Storm Drains: (Cont'd)

Provisions for accommodating storm drainage have not been indicated on the submitted plan.

Public drainage facilities are required for any offsite drainage facilities and any onsite facilities serving offsite areas, in accordance with the standards of the Baltimore County Department of Public Works.

Onsite drainage facilities serving only areas within the site do not require construction under a County contract. Such facilities are considered private and therefore must conform to the County Plumbing and Building Codes.

North Point Boulevard is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration.

Kane Street is within Baltimore City; therefore, drainage requirements as they affect the road come under the jurisdiction of Baltimore City.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. Sediment control is required by State Law. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Water:

Public water facilities are available to benefit this property.

Supplementary fire hydrants and improvements to the public system may be required for adequate protection.

Service within the site from the public system must be in accordance with the Baltimore County Building, Plumbing and Fire Prevention Codes. The service connection to the water shall be in accordance with the standards of the Baltimore County Department of Public Works or the Baltimore City Department of Public Works as appropriate.

Sanitary Sewer:

Public sanitary sewer facilities are available to benefit this property.

The Petitioner is entirely responsible for the construction of his onsite private sanitary sewerage, which must conform with the Baltimore County Plumbing Code.

Very truly yours,  
[Signature]  
ELLSWORTH N. DIVER, P.E.  
Chief, Bureau of Engineering

END:RAM:CM:ms

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
TOWSON, MARYLAND 21204  
494-3211

NORMAN E. GERGER  
DIRECTOR

May 25, 1981

Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #130, Zoning Advisory Committee Meeting, April 7, 1981, are as follows:

Property Owner: Stanley Penn Children's Trust  
Location: SW/S North Point Plvd & SE/S Canton Railroad Right-of-Way  
Acres: 0.602  
District: 12th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,

[Signature]  
John L. Wimbley  
Planner III  
Current Planning and Development

Baltimore County  
Department of Public Engineering  
TOWSON, MARYLAND 21204  
(301) 494-3550

STEPHEN E. COLLINS  
DIRECTOR

May 28, 1981

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 180  
Property Owner: Stanley Penn Children's Trust  
Location: SW/S North Point Blvd. & SE/S Canton Railroad Right-of-way  
Existing Zoning: BR-1M  
Proposed Zoning: Special Hearing to approve an amendment to the site plan filed with case #79-189 XA to allow a reduction in the site area for the proposed used car operation. Special Exception for a used car lot and variance to permit a sideyard setback of 10 feet in lieu of the required 30 ft.  
Acres: 0.602  
District: 12th

Dear Mr. Hammond:

The requested variances are not expected to cause any traffic problems.

The entrance on Old North Point Road should be located opposite the existing entrance.

Problems can be expected from vehicles short cutting thru the site from North Point Boulevard and Old North Point Road.

Very truly yours,

[Signature]  
Michael S. Flanagan  
Engineer Associate II

MSF/bza

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. William E. Hammond, Zoning Commissioner  
TO: Office of Planning and Zoning Date: May 18, 1981  
FROM: Mr. Jan J. Forrest  
SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

- Item # 170 - Ellis J. and Doris A. Shifflett, Sr.
- Item # 171 - Alessia Tomassetti and E. Helen Buck
- Item # 174 - Constantine J. Kaminaris, D.D.S.
- Item # 176 - Carolyn A. Carville
- Item # 179 - Jerome J. and Joanne C. Cvrach
- Item # 180 - Stanley Penn Children's Trust
- Item # 181 - Evelyn W. and Jimmie C. Sergeant
- Item # 186 - Four Villages Limited Partnership
- Item # 188 - The Four Star Company
- Item # 189 - Albert Raymond Dente
- Item # 190 - Wilbur C. and Susan S. Hossfeld, Jr.
- Item # 191 - Bobby and Georgia B. Sheets
- Item # 193 - Richard Wayne and Kathleen Stansburg
- Item # 198 - Frederick W. and Faye J. Kuehl
- Item # 200 - Richard E. and Marion P. Szymanski
- Item # 201 - Stephen C. and Lynn Roth

LJF/fth

[Signature]  
Jan J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES





BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204  
825-7310

PAUL H. REINCKE  
CHIEF

April 21, 1981

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: **Stanley Penn Children's Trust**

Location: **SW/S North Point Blvd. & SR/S Canton Railroad Right-of-Way**

Item No.: **180** Zoning Agenda: **Meeting of April 7, 1981**

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

( ) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

( ) 6. Site plans are approved, as drawn.

(X) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Carl J. Kelly 4-22-81* Noted and Approved: *George M. Negandtt*  
Planning Group Fire Prevention Bureau  
Special Inspection Division

/mb



BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204  
494-3610

TED ZALESKI, JR.  
DIRECTOR

April 23, 1981

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

180  
Comments on Item # Zoning Advisory Committee Meeting, April 7, 1981

Property Owner: **Stanley Penn Children's Trust**  
Location: **SW/S North Point Blvd. & SR/S Canton Railroad Right-of-Way**  
Existing Zoning: **MD-1M**  
Proposed Zoning: **Special Hearing to approve an amendment to the site plan filed with Case #79-189-XA to allow a reduction in the site area for the proposed used car operation. Special Exception for a used car lot and Variance to permit a sideyard setback of 10' in lieu of the required 30'.**  
District: **0.602**  
12th

The items checked below are applicable:

A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged, and other applicable Codes.

B. A building/\_\_\_\_\_ permit shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/are not required.

D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 6" masonry firewall is required if construction is on the lot line.

F. Requested variance conflicts with the Baltimore County Building Code, Section/s \_\_\_\_\_.

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required set s of drawings indicating how the structure will meet the code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 211.

X I. Comments - Handicap parking shall be located so it does not compell the handicapped to pass behind parked vehicles. Show handicapped parking sign, curb cuts, building access.

NOTE: These comments reflect only on the information provided by the drawing submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

*Charles E. Burnham*  
Charles E. Burnham, Chief  
Plans Review

CEB:rtj

## BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: April 8, 1981

Mr. William E. Hammond  
Zoning Commissioner  
Baltimore County Office Building  
1111 West Chesapeake Avenue  
Towson, Maryland 21204

Z.A.C. Meeting of: April 7, 1981

RE: Item No: 177, 178, 179, 180, 181  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

*Wm. Nick Petrovich*  
Wm. Nick Petrovich, Assistant  
Department of Planning

NNP/bp

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER  
PETITION FOR SPECIAL HEARING : OF BALTIMORE COUNTY  
PETITION FOR VARIANCE :  
SW/S of North Point Blvd. and the :  
SE/S of Canton Railroad Right-of-Way :  
12th District :  
STANLEY PENN CHILDREN'S TRUST, :  
Petitioner : Case No. 81-217-XSPHA

### ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

*Peter Max Zimmerman*  
Peter Max Zimmerman  
Deputy People's Counsel

*John W. Hession, III*  
John W. Hession, III  
People's Counsel for Baltimore County  
Rm. 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 5th day of June, 1981, a copy of the foregoing Order was mailed to Michael H. Mannes, Esquire, 326 St. Paul Place, Baltimore, Maryland 21202, Petitioner's Attorney.

*John W. Hession, III*  
John W. Hession, III

### PETITION FOR SPECIAL EXCEPTION; SPECIAL HEARING; and VARIANCE

12th DISTRICT

ZONING: Petition for Special Exception, Special Hearing and Variance

LOCATION: Southwest side of North Point Boulevard & the Southeast side of Canton Railroad Right-of-Way

DATE & TIME: Thursday, June 18, 1981 at 9:45 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for a used car lot; Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to the site plan filed with Case Number 79-189-XA to allow a reduction in the site area for the proposed used car operation; and Variance to permit a side yard setback of 10 feet, in lieu of the required 30 feet.

The Zoning Regulation to be excepted as follows:

Section 238.2 - Minimum side yard setback in a B. R. Zone  
All that parcel of land in the Twelfth District of Baltimore County

Being the property of Stanley Penn Children's Trust, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, June 18, 1981 at 9:45 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

Michael H. Mannes, Esquire  
326 St. Paul Place  
Baltimore, Maryland

RE: **Petition for Special Exception; Special Hearing and Variance SW/s North Point Boulevard and the SE/s of Canton Railroad Right-of-Way Stanley Penn Children's Trust - Petitioner Case No. 81-217-XSPHA**

Dear Mr. Mannes:

This is to advise you that \$161.75 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,

*William E. Hammond*  
WILLIAM E. HAMMOND  
Zoning Commissioner

V-5811R

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 096945

DATE 6/22/81 ACCOUNT 01-662

AMOUNT \$161.75

RECEIVED FROM: Penn Pontiac

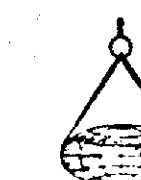
FOR: Posting and Advertising of Case #81-217-XSPHA

151.75

VALIDATION ON SIGNATURE OF CASHIER

### ADDENDUM TO PETITION FOR SPECIAL HEARING

This Petition is made for the specific purpose of establishing a division line on the subject property between the area used for sale of used cars and the area proposed to be used for the sale of new cars; which area for sale of new cars may be used as a matter of right and which area for sale of used cars is the subject of the special assessment hearing herein above referred to. Attached to this Petition for Special Hearing is a Petition for Zoning Variance from area and height regulations.



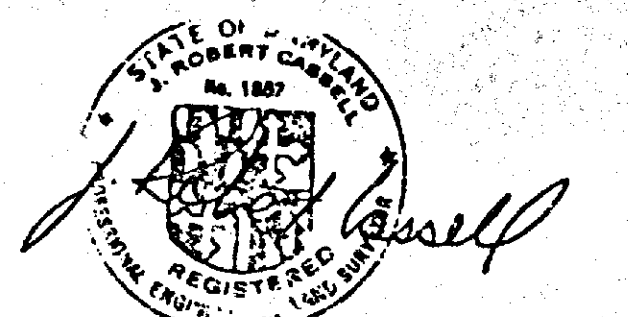
ARCHITECTURE  
ENGINEERING  
CONSULTING

LYON ASSOCIATES, INC.

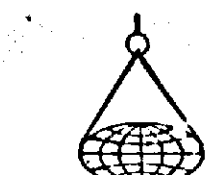
DESCRIPTION FOR PETITION FOR SPECIAL EXCEPTION  
METES AND BOUNDS DESCRIPTION  
AREA "A"

BEGINNING FOR THE SAME at a point at the intersection formed by the Southwest side of North Point Boulevard, 150 feet wide, and the Southeast side of a 60 foot Right-of-Way of the Canton Railroad; running thence along the Southwest side of North Point Boulevard, South 70°12' East 120.00 feet; thence leaving the Southwest side of North Point Boulevard and running along a use line the following two (2) courses and distances (1) South 19°48'00" West 31.43 feet; thence (2) South 33°29'00" West 78.07 feet to intersect the Northeast side of Old North Point Road; thence along the Northeast side of Old North Point Road by a curve to the right having a radius of 3649.69 feet for a distance of 165.17 feet subtended by a chord bearing North 55°11'55" West 165.15 feet to intersect the aforementioned Southeast side of The Canton Railroad Right-of-Way; thence along said Southeast side of said Right-of-Way North 61°44'30" East 86.77 feet to the Point of Beginning.

Containing in all 0.303 acres more or less.







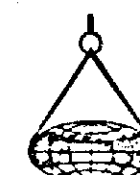
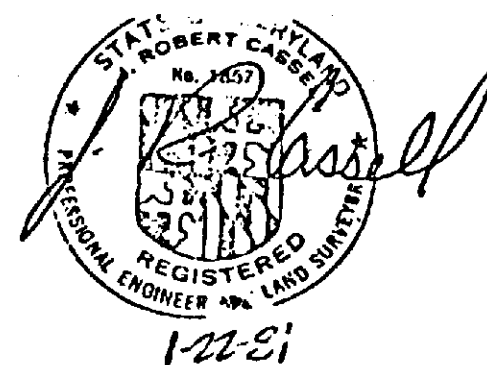
# LYON ASSOCIATES, INC.

ARCHITECTURE  
ENGINEERING  
CONSULTING

DESCRIPTION FOR PETITION FOR SPECIAL HEARING  
METES AND BOUNDS DESCRIPTION  
TOTAL AREA 'A' & 'B'

BEGINNING FOR THE SAME at a point at the intersection formed by the Southwest side of North Point Boulevard, 150 feet wide, and the Southeast side of a 60 foot Right-of-Way of the Canton Railroad; running thence along the Southwest side of North Point Boulevard, South 70° 12' East 235.72 feet; thence South 33° 29' West 134.51 feet to the Northeast side of Old North Point Road, 50 feet wide; thence along the Northeast side of Old North Point Road by a curve to the right having a radius of 3649.69 feet for a distance of 270.198 feet subtended by a chord bearing North 56° 01' 36" West 270.136 feet to intersect the aforementioned Southeast side of the Canton Railroad Right-of-Way; thence along said Southeast side of said Right-of-Way North 61° 44' 30" East 86.77 feet to the Point of Beginning.

Containing in all 0.602 acres more or less.



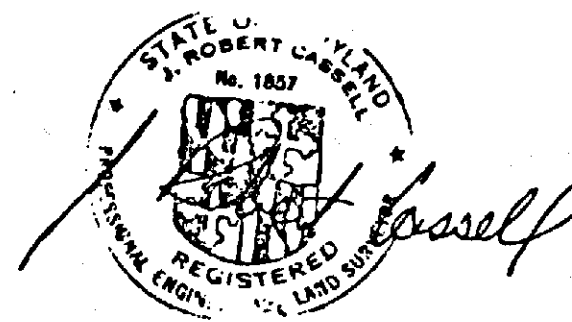
# LYON ASSOCIATES, INC.

ARCHITECTURE  
ENGINEERING  
CONSULTING

DESCRIPTION FOR PETITION FOR ZONING VARIANCE  
METES AND BOUND DESCRIPTION  
AREA 'B'

BEGINNING FOR THE SAME at a point on the Southwest side of North Point Boulevard, said point being situated South 70° 12' 00" East 120.00 feet from the intersection formed by the Southwest side of North Point Boulevard, 150 feet wide, and the Southeast side of a 60 foot Right-of-Way of the Canton Railroad; running thence along the Southwest side of North Point Boulevard South 70° 12' 00" East 115.72 feet; thence South 33° 29' West 134.51 feet to intersect the Northeast side of Old North Point Road, 50 feet wide; thence along the Northeast side of Old North Point Road, 50 feet wide; thence along the Northeast side of Old North Point Road by a curve to the right having a radius of 3649.69 feet for a distance of 105.01 feet subtended by a chord bearing North 57° 19' 25" West 105.01 feet; thence leaving the Northeast side of Old North Point Road and running along a Use Line the following two (2) courses and distances (1) North 33° 29' 00" East 78.07 feet; thence, (2) North 19° 48' 00" East 31.43 feet to the Point of Beginning.

Containing in all 0.299 acres more or less.



OFFICE COPY

2551-007

PETITION FOR SPECIAL HEARING AND VARIANCE

LOCATION: South side of North Point Boulevard, said point being situated South 70° 12' 00" East 120.00 feet from the intersection formed by the Southwest side of North Point Boulevard, 150 feet wide, and the Southeast side of a 60 foot Right-of-Way of the Canton Railroad; running thence along the Southwest side of North Point Boulevard South 70° 12' 00" East 115.72 feet; thence South 33° 29' West 134.51 feet to intersect the Northeast side of Old North Point Road, 50 feet wide; thence along the Northeast side of Old North Point Road, 50 feet wide; thence along the Northeast side of Old North Point Road by a curve to the right having a radius of 3649.69 feet for a distance of 105.01 feet subtended by a chord bearing North 57° 19' 25" West 105.01 feet; thence leaving the Northeast side of Old North Point Road and running along a Use Line the following two (2) courses and distances (1) North 33° 29' 00" East 78.07 feet; thence, (2) North 19° 48' 00" East 31.43 feet to the Point of Beginning.

DATE & TIME: Thursday, June 18, 1981 at 9:45 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the following petition for Special Exception, Special Hearing and Variance:

LOCATION: South side of North Point Boulevard, said point being situated South 70° 12' 00" East 120.00 feet from the intersection formed by the Southwest side of North Point Boulevard, 150 feet wide, and the Southeast side of a 60 foot Right-of-Way of the Canton Railroad; running thence along the Southwest side of North Point Boulevard South 70° 12' 00" East 115.72 feet; thence South 33° 29' West 134.51 feet to intersect the Northeast side of Old North Point Road, 50 feet wide; thence along the Northeast side of Old North Point Road, 50 feet wide; thence along the Northeast side of Old North Point Road by a curve to the right having a radius of 3649.69 feet for a distance of 105.01 feet subtended by a chord bearing North 57° 19' 25" West 105.01 feet; thence leaving the Northeast side of Old North Point Road and running along a Use Line the following two (2) courses and distances (1) North 33° 29' 00" East 78.07 feet; thence, (2) North 19° 48' 00" East 31.43 feet to the Point of Beginning.

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LOCATION: South side of North Point Boulevard, said point being situated South 70° 12' 00" East 120.00 feet from the intersection formed by the Southwest side of North Point Boulevard, 150 feet wide, and the Southeast side of a 60 foot Right-of-Way of the Canton Railroad; running thence along the Southwest side of North Point Boulevard South 70° 12' 00" East 115.72 feet; thence South 33° 29' West 134.51 feet to intersect the Northeast side of Old North Point Road, 50 feet wide; thence along the Northeast side of Old North Point Road, 50 feet wide; thence along the Northeast side of Old North Point Road by a curve to the right having a radius of 3649.69 feet for a distance of 105.01 feet subtended by a chord bearing North 57° 19' 25" West 105.01 feet; thence leaving the Northeast side of Old North Point Road and running along a Use Line the following two (2) courses and distances (1) North 33° 29' 00" East 78.07 feet; thence, (2) North 19° 48' 00" East 31.43 feet to the Point of Beginning.

DATE & TIME: Thursday, June 18, 1981 at 9:45 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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DATE & TIME: Thursday, June 18, 1981 at 9:45 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

## DUPLICATE CERTIFICATE OF PUBLICATION

TOWSON, MD., May 28, 1981

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 28th day of May, 1981, the first publication appearing on the 28th day of May, 1981.

THE JEFFERSONIAN

*Frank J. Sullivan*  
Manager

Cost of Advertisement, \$ 57.50

## CERTIFICATE OF PUBLICATION

OFFICE OF  
Dundalk Eagle

38 N. Dundalk Ave.  
Dundalk, Md. 21222

June 10 1981

THIS IS TO CERTIFY, that the annexed advertisement of William E. Hammond in the matter of Zoning - Petition for Special Exception, Stanley Pann Children's Trust & was inserted in the Dundalk Eagle, a weekly newspaper published in Baltimore County, Maryland, on the 29th day of May, 1981; that is to say, for one successive weeks before the same was inserted in the issue of May 28th, 1981

Kimbel Publication, Inc.

Publisher

By *Pamela Bookley*  
Manager

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 12 Date of Posting: 5/30/81  
Posted for: Petition for Special Exception, Special Hearing, Variance  
Petitioner: *Stanley Pann Children's Trust*  
Location of property: *SW 1/4 N. Pt. Blvd. & SE 1/4 of Canton Railroad right of way*  
Location of Signs: *3 - facing N. Pt. Blvd., 1 location facing Old North Pt. Rd.*  
Remarks: *Blair Coleman*  
Posted by: *Blair Coleman* Date of return: 6/5/81  
Number of Signs: 4

## BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond  
Zoning Commissioner Date: May 25, 1981  
TO: Norman E. Gerber, Director  
FROM: Office of Planning and Zoning  
SUBJECT: Petition No. 81-217-XSPHA Item 180

Petition for Special Exception, Special Hearing and Variance  
Southwest side of North Point boulevard & the Southeast side of Canton Railroad Right-of-Way  
Petitioner- Stanley Pann Children's Trust

Twelfth District  
HEARING: Thursday, June 18, 1981 (9:45 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

NEG:JCH:ab

*Norman E. Gerber*  
Norman E. Gerber, Director  
Office of Planning and Zoning

## PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>DP</i>	Revised Plans: Change in outline or description Yes <input type="checkbox"/> No <input type="checkbox"/>									
Previous case: <i>81-217-XSPHA</i>	Map # _____									

## BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your Petition has been received this 27 day of June, 1981.  
Filing Fee \$ 57.50 Received: ☒ Check ☐ Cash ☐ Other

No. 097288

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE: May 18, 1981 ACCOUNT: 01-462

AMOUNT \$50.00

RECEIVED FROM: Michael H. Mannes, Esquire  
FOR: filing fee for case no. 81-217-XSPHA

202 04 19 5000

VALIDATION OR SIGNATURE OF CASHIER



BURKE, GERBER, WILEN, FRANCOMANO & RADDING

ATTORNEYS AT LAW

326 ST. PAUL PLACE  
BALTIMORE, MARYLAND 21202

(301) 752-1230

March 12, 1981

STANLEY H. WILEN  
JOHN F. FRANCOMANO  
IRVING F. COHN  
ANDREW RADDING  
CATHERINE F. OPPENHEIM  
ARTHUR C. STRASSER  
LEONARD KOHLENSTEIN  
MICHAEL H. MANNES  
LOUIS J. GLICK  
ALLAN J. GIBBER  
JAMES B. ASTRACHAN  
MARSHALL B. PAUL  
STUART LEVINE  
CURTIS C. COON  
ARNOLD G. FOREMAN  
RICHARD F. COHN  
BRUCE D. BROWN  
DANIEL J. BARTOLINI  
BARRY LEVINE

HENRY G. BURKE  
OF COUNSEL  
THOMAS J. KENNEY  
COUNSEL EMERITUS  
DAVID GERBER  
1888-1973  
WASHINGTON AREA  
953-7748  
CABLE: BGWF & R

Mr. Nick Commodari  
Office of Zoning  
Baltimore County  
County Office Building  
Towson, Maryland 21204

Re: Petitions for Special  
Hearing, Special Exception,  
and Variance-Stanley Penn  
Children's Trust

Dear Mr. Commodari:

Enclosed please find three copies each along with the  
requisite seven copies of descriptions for the above-referenced  
Petitions. Under separate cover you will be receiving the  
requisite plats to go with these Petitions.

Also enclosed is a check in the amount of \$50.00  
to cover the filing fee for these various Petitions.

Please contact me when the property is to be posted, etc.

Very truly yours,

*Michael H. Mannes*  
Michael H. Mannes

MHM:dhl  
enclosures  
cc: Stanley Penn  
Leonard Kohlenstein

Michael H. Mannes, Esquire  
326 St. Paul Place  
Baltimore, Maryland 21202

May 19, 1981

NOTICE OF HEARING

RE: Petition for Special Exception, Special Hearing & Variance  
SW/s of North Point Blvd. & the SE/s of Canton Railroad  
Right-of-Way  
Stanley Penn Children's Trust 12th District

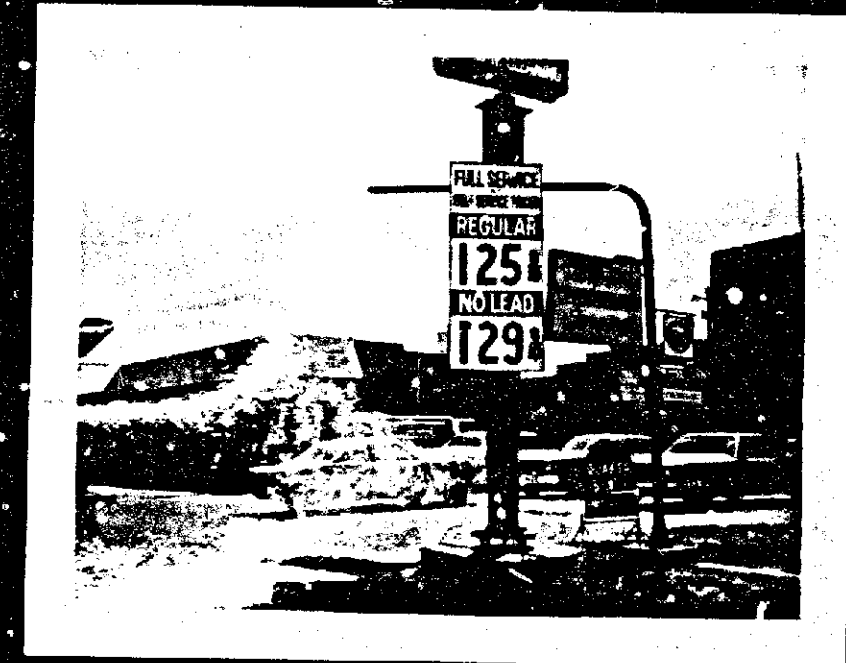
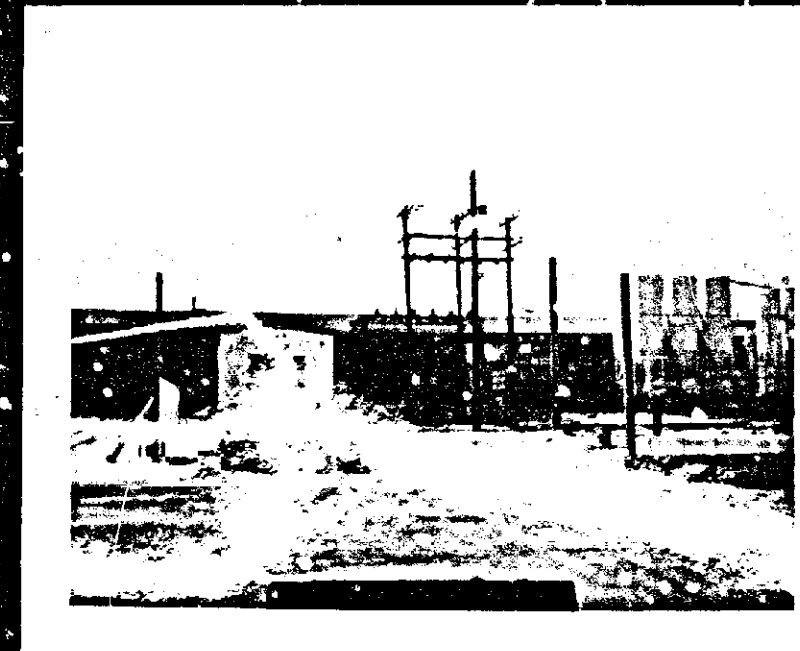
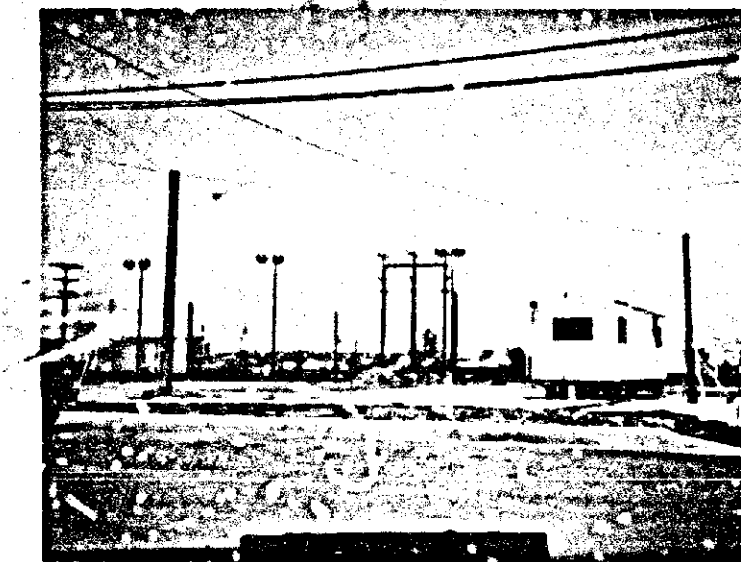
TIME: 9:45 A.M.

DATE: Thursday, June 18, 1981

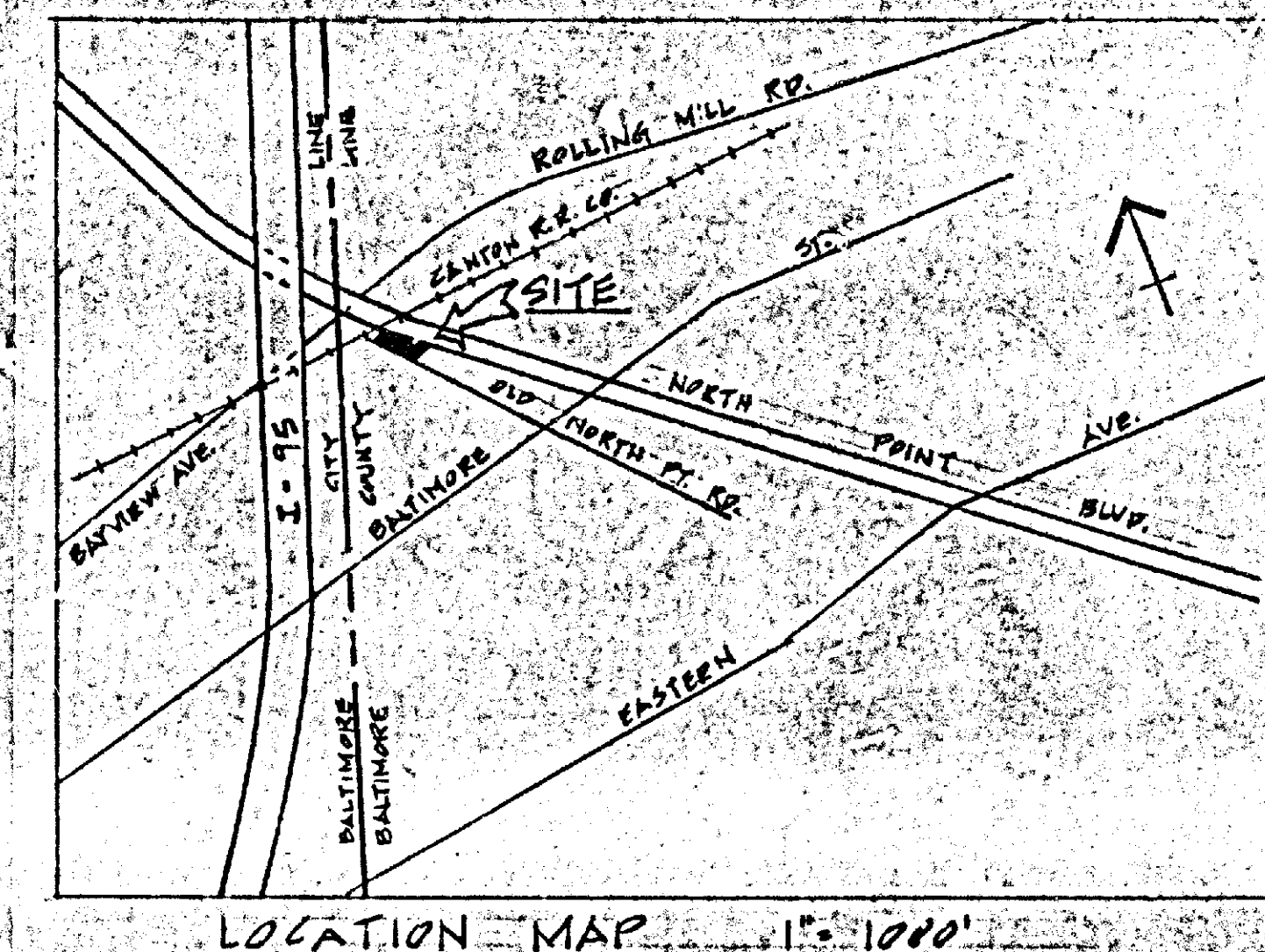
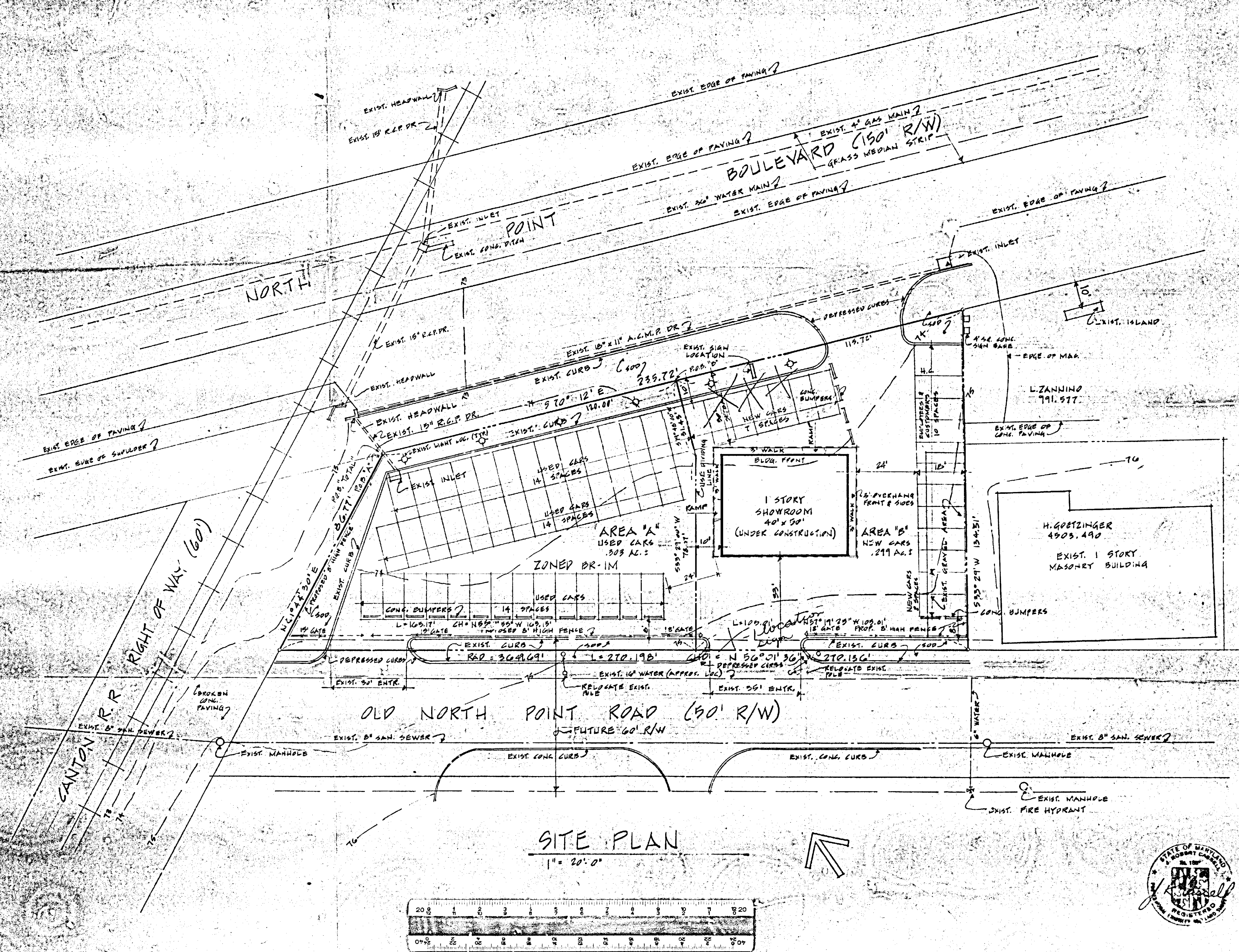
PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

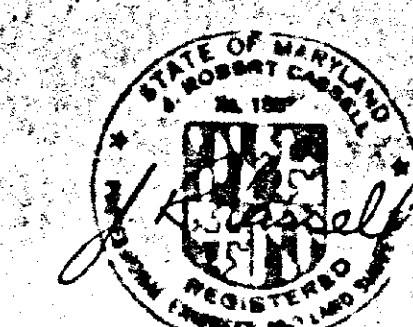
*Michael H. Mannes*  
ZONING COMMISSIONER OF  
BALTIMORE COUNTY







- SITE NOTES**
1. PROPERTY LINE AS SHOWN WAS TAKEN FROM PLAN PREPARED BY S. J. MARTINEZ & CO. SURVEYORS L. S. 2/19/60.
  2. AREA OF TRACT 0.607 ACRE.
  3. EXISTING ZONING: BG-1M  
PROPOSED ZONING: 3U C-2A
  4. ELECTION DISTRICT NO. 12 BALTIMORE COUNTY, MARYLAND.
  5. ~~PROPERTY OWNER~~  
STANLEY PENN CHILDREN'S TRUST  
6012-6177 20TH AVENUE  
BALTIMORE, MARYLAND 21206
  6. NO DRAGGED OR DISCARDED VEHICLES ARE TO BE STORED ON THE SITE.
  7. AREA OF EXISTING PAVING 0.470 ACRE.
  8. EXISTING SITE IMPROVEMENTS SHOWN WERE TAKEN FROM SITE DEVELOPMENT PLAN PREPARED BY LYON ASSOCIATES, INC. FOR CRAW-JSS CONSTRUCTION CORPORATION - LATEST REVISION DATED 9/9/80.
  9. BUILDING-SETRACK IS BASED ON AVERAGE 14' WIDTHS REQUIRED SIXTRACK OF 50 FEET PLUS 10 FEET FOR PUMP ISLAND (ON ADJACENT PROPERTY) DIVIDED BY 2 EQUALS 30 FEET.
  10. UTILITIES AND OTHER OBSTRUCTIONS AS SHOWN HAVE BEEN MADE BY ACTUAL FIELD MEASUREMENTS SUPPLEMENTED BY INFORMATION OBTAINED FROM THE VARIOUS AGENCIES INVOLVED. HOWEVER, WE DO NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF THE INFORMATION. THE CONTRACTOR MUST VERIFY ALL SUCH INFORMATION TO HIS OWN SATISFACTION AND MUST NOTIFY THE UTILITY COMPANIES INVOLVED PRIOR TO COMMENCING WORK.
  11. UTILITY SHEET NO. 52-866, BALTIMORE COUNTY CONTRACT NO. 78249 KXO.
  12. PARKING SUMMARY - PARKING REQUIRED:  
2000 SQ. FT.  
200 SQ. FT./SPACE -- 10 SPACES  
  
PARKING PROVIDED:  
VISITORS AND EMPLOYEES 10 SPACES  
NEW CARS 3 SPACES  
USED CARS 42 SPACES  
TOTAL PROVIDED 55 SPACES



MAP 24A  
SELE  
ELECTION  
DISTRICT 5  
D. H. 4/17/71  
TYPE 8  
HEARING 5-11  
BY \_\_\_\_\_  
/initial

Item 4/10

Shannon P. Kennedy, Architect  
309 RIVERWOOD BLVD.  
TOWSON, MARYLAND  
21204

**GEARFOSS CONSTRUCTION CORPORATION**  
GENERAL CONTRACTORS  
BALTIMORE

MARCH 26, 1981

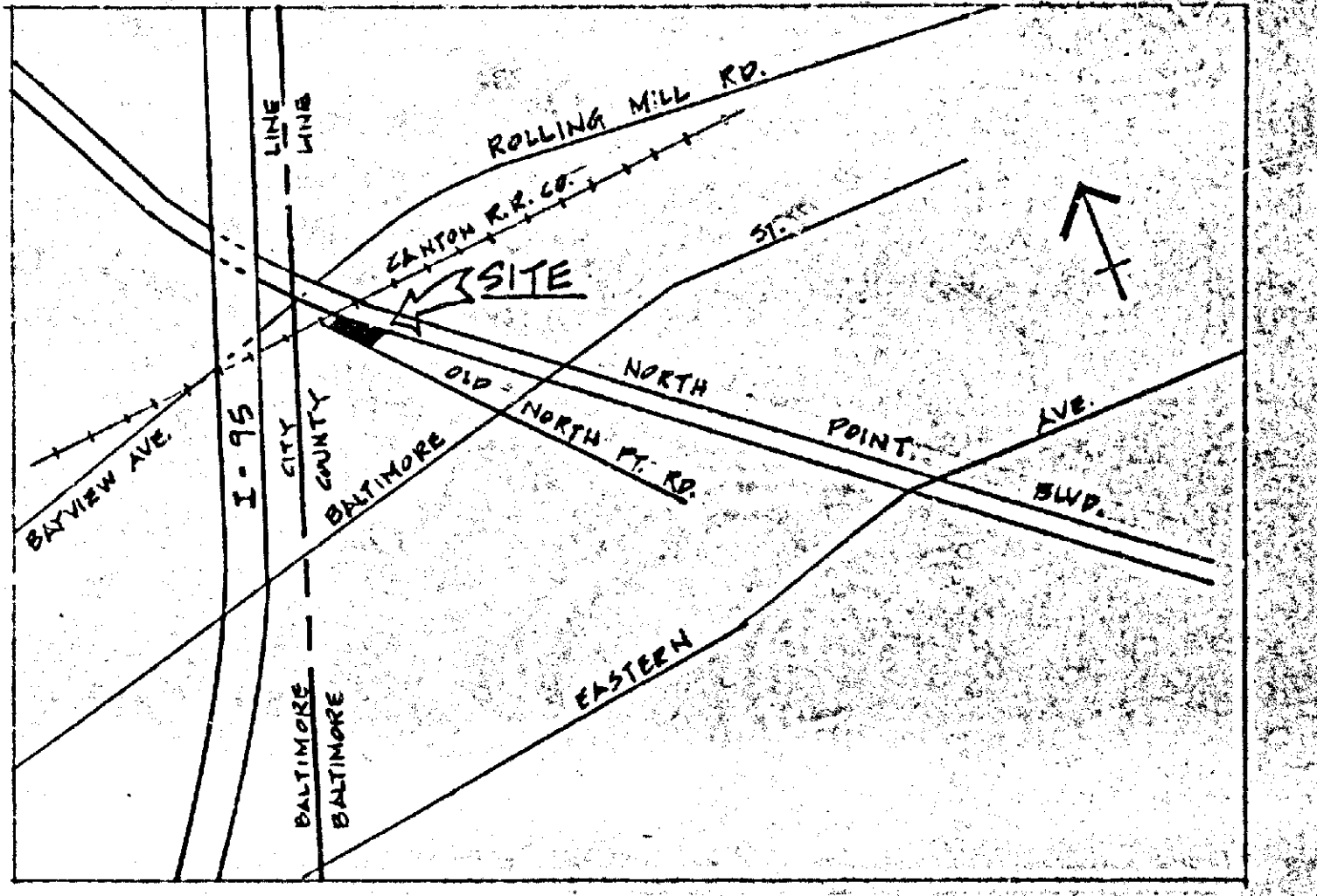
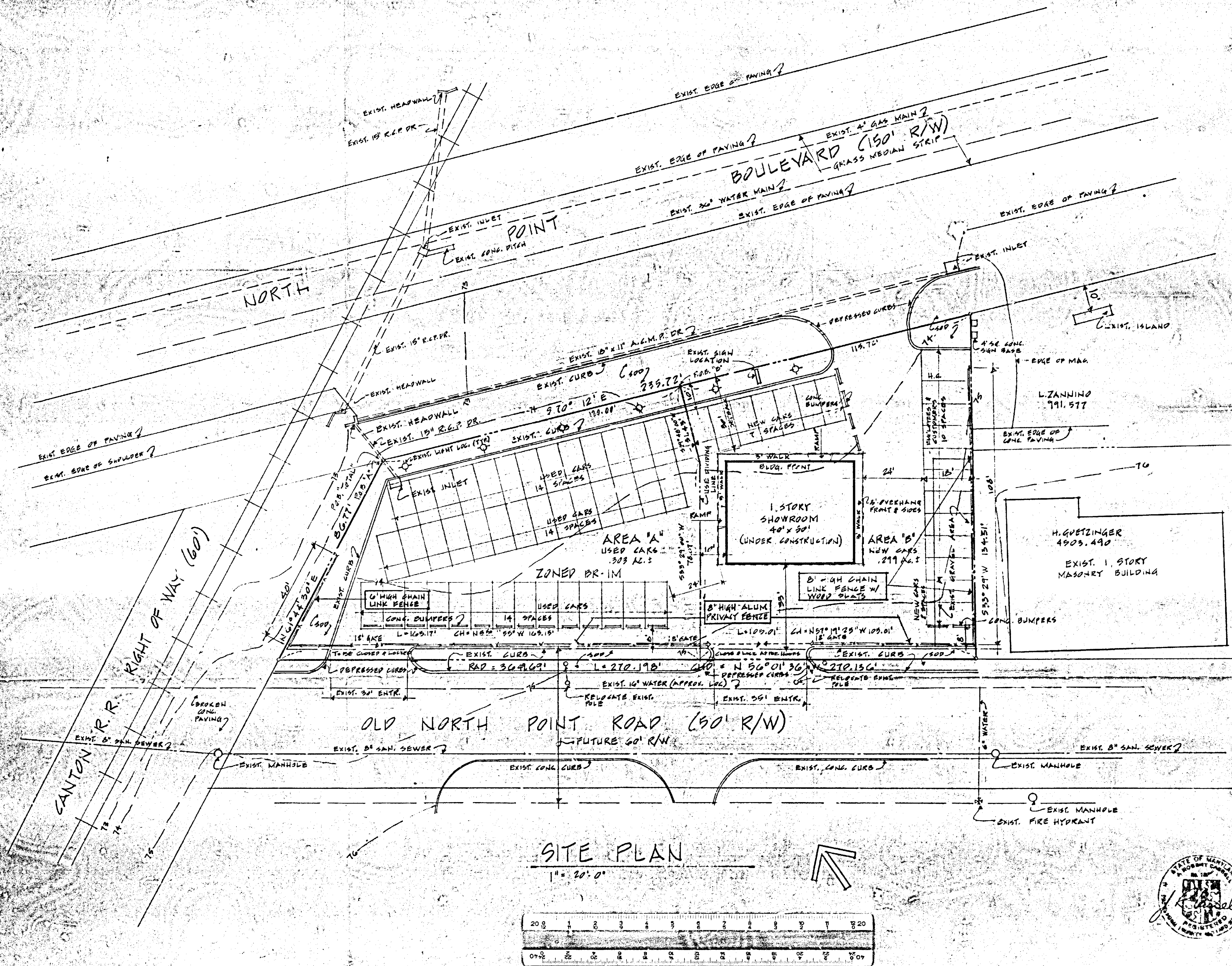
PLAT TO ACCOMPANY PETITIONS  
FOR SPECIAL HEARING, SPECIAL EXCEPTION,  
& VARIANCE FOR: STANLEY PENN  
CHILDREN'S TRUST. OWNER

# ZONING PLAN

ZPI  
SHEET 1 OF 1

048.1280

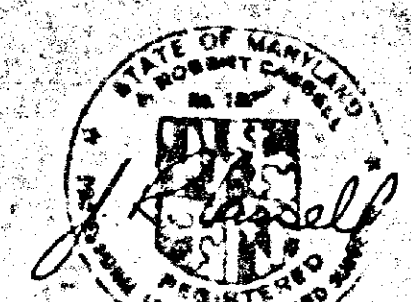




# SITE NOTES

1. PROPERTY LINE AS SHOWN WAS TAKEN FROM PLAT PREPARED BY S. J. HARKENET & CO. SURVEYORS L. S. #3460.
2. AREA OF TRACT 0.602 ACRE.
3. EXISTING ZONING: BB-1M  
PROPOSED ZONING: NO CHANGE
4. ELECTION DISTRICT NO. 12 BALTIMORE COUNTY, MARYLAND.
5. PROPERTY OWNER  
STANLEY PENN CHILDREN'S TRUST  
6022-647
6. NO DAMAGED OR DISABLED VEHICLES ARE TO BE STORED ON THE SITE.
7. AREA OF EXISTING PAVING 0.470 ACRE.
8. EXISTING SITE IMPROVEMENTS SHOWN WERE TAKEN FROM SITE DEVELOPMENT PLAN PREPARED BY LYON ASSOCIATES, INC. FOR CEARFOSS CONSTRUCTION CORPORATION - LATEST REVISION DATED 9/9/80.
9. BUILDING SETBACK IS BASED ON AVERAGE MINIMUM REQUIRED SETBACK OF 50 FEET PLUS 10 FEET FOR PUMP ISLAND (ON ADJACENT PROPERTY) DIVIDED BY 2 EQUALS 30 FEET.
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VISITORS AND EMPLOYEES 10 SPACES  
NEW CARS 9 SPACES  
USED CARS 42 SPACES  
TOTAL PROVIDED 61 SPACES

PLANS APPROVED  
OFFICE OF PLANNING & ZONING  
BY *John W. Smith*  
PLANNING  
DATE *11-2-80*  
BY *James Z. H.*  
COMMISSIONER  
DATE *11/2/80*



Zoning Code 81-217

Shannon P. Kennedy, Architect  
1301 823-0070  
309 EIDERWOOD BLVD.  
TOWSON, MARYLAND  
21204

**CEARFOSS CONSTRUCTION CORPORATION**  
GENERAL CONTRACTORS  
BALTIMORE  
MARCH 26, 1981  
APRIL 21, 1981  
SEPTEMBER 30, 1981

PLAT TO ACCOMPANY PETITIONS  
FOR SPECIAL HEARING, SPECIAL EXCEPTION,  
& VARIANCE FOR: STANLEY PENN  
CHILDREN'S TRUST - OWNER  
ZONING PLAN MICROFILMED

ZPI  
SHEET 1 OF 1  
045.1280